

FILED  
GREENVILLE, CO. S. C.

MORTGAGE - INDIVIDUAL FORM 10 JOAN M. DEERARD, P.A., GREENVILLE, S. C.

BOOK 1389 PAGE 656

STATE OF SOUTH CAROLINA

DOENIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE VOL

68 PAGE 654

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JULIAN M. SMITH, JR. and J. DAVID SMITH

(hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty-five Thousand and no/100ths Dollars (\$ 45,000.00) due and payable

on demand parcel owned by the grantor and running thence along the line of said parcel, N. 81-42 E., 150 feet to a point; thence turning and running N. 6-50 W., 93.6 feet to a point on the line of property now or formerly owned by D. & W Manufacturing Company; thence turning and running along the line of said property, S. 83-10 E., 150 feet, more or less, to an iron pin on the eastern side of Winterberry Court; thence turning and running along the eastern of Winterberry Court, S. 6-50 E., 97.4 feet to the beginning point.

The above property is the same conveyed to the Mortgagors by deed of Star Enterprises, Inc., to be recorded simultaneously herewith.

70  
5  
27  
18  
C

250  
M

*Created  
Dennis S. Tankersley  
R.H.C.*

PAID & SATISFIED

This 31 Day of August, 1979



*Charles L. Smith* *Henry S. [unclear]*  
WITNESS COMMUNITY BANK

9443

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(CONTINUED ON NEXT PAGE)

*Walter Ferguson*  
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GREENVILLE CO. S. C.  
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